

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law  
500 N SHORELINE BLVD STE 1111  
CORPUS CHRISTI, TEXAS 78471-1028

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March 19, 2014

Jim Gray, City Manager  
City of Ingleside  
P.O. Drawer 400  
Ingleside, Texas 78362

**RE: Offer to purchase tax sale property  
Suit No. S-05-1327-TX; City of Ingleside and San Patricio County vs.  
Wallace Breeding, et al  
ACCT. NO. 2083-0015-0044-005; Lots 44, 45, 46, 47, and 48, Block 15, R. J.  
Williams Addition, San Patricio County, Texas, according to the map or plat  
thereof, recorded in Volume 3, Page 8, Map Records of San Patricio County,  
Texas**

Dear Mr. Gray:

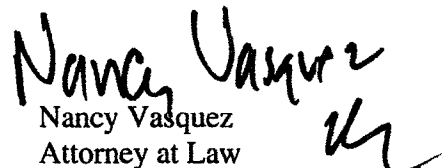
An offer has been made by Nathan West and Angela West, P.O. Box 81, Ingleside, Texas 78362 in the amount of \$6,900.00 for the purchase of a tax sale property owned in trust by the City of Ingleside taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

An analysis showing the amount of money each taxing entity would receive if the offer is accepted is attached, as is a copy of Nathan West and Angela West's written offer. In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of the city is required under Property Tax Code Section §34.05.

Please place this as an action item on the agenda of the City Council meeting to be held on Tuesday, March 25, 2014. A suggested wording of this item is as follows: "Consideration and approval of offer to purchase tax sale property."

Should you have any questions, please do not hesitate to call me.

Sincerely,

  
Nancy Vasquez  
Attorney at Law

NV/djm

Enclosure (offer, bid analysis and resolution authorizing resale)

cc: Dalia Sanchez  
Tax Assessor-Collector  
San Patricio County  
P.O. Box 280  
Sinton, Texas 78387

Dec. 12. 2013 1:37PM

No. 2411 P. 2/9

## LINEBARGER GOGGAN BLAIR &amp; SAMPSON, LLP

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RECEIVED

FEB 20 2014

## Resale Bid Form

LINEBARGER, GOGGAN  
BLAIR & SAMPSON, LLP

The property is being sold for taxes, and all sales are made subject to a right to redeem within the time and manner provided by law. Purchasers do have a legal right to possession of the property during the redemption period. Purchasers will receive a Tax Resale Deed, which is without warranty. The Firm will not give out information on the title to the property other than the existence of post judgment taxes and municipal liens. It is the bidder's responsibility to do their own title examination and satisfy themselves as to the condition of the title before submitting a bid. It is also the bidder's responsibility to satisfy themselves concerning the location of the property on the ground before submitting a bid.

If a second bid is received any time before all interested tax jurisdictions have approved a previous bid the firm will contact all of the bidders so that an auction can be held at a time that is mutually convenient. However if a bid is received for the full amount of taxes, costs and liens due on the property, that bid may be accepted by the taxing entities without further consideration of any lesser bids.

All bids must be submitted, on this form, to the law office of Linebarger Goggan Blair & Sampson, LLP at 500 North Shoreline, Suite 1111, Corpus Christi Texas 78471. All bids will be subject to approval by the taxing entities that have an interest in the subject property. The bidders should be prepared to wait at least 60 to 90 days for approval. Upon approval, the successful bidder is required to pay the entire amount of the bid within 10 working days to the Linebarger Goggan firm at the address shown above.

The Law Firm or the Taxing Entities will not supply or pay for any closing costs, including, but not limited to:  
Owner Financing, Title Policy, Abstract of Title, Survey, Appraisal, Termite Certificate

*I understand that the property is being sold in "as is" condition without Warranty. I further understand that I may be subject to penalty provisions of applicable Texas Law for failure to submit payment in accordance with the amount bid.*

Subject to the terms and conditions stated herein, I submit the following bid on the property described below.

Amount of Bid:

\$6,900.<sup>00</sup>

Suit Number:

S05-1327TX

Tax Account No.:

2083-0015-0044-005

Legal Description:

Lots 44 thru 48, BLK 15, R. J. Williams (2465 Fourth St.)

Bidder's Name(s):

Nathan West &amp; Angela West

Address:

P.O. Box 81

Ingleside, TX 78362

Telephone Number(s):

361-790-4973 or 361-229-9023

Signature:



Dated: 2/20/14

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**

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CORPUS CHRISTI, TEXAS 78471-1028

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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

**Suit No. S-05-1327-TX; City of Ingleside and San Patricio County vs. Wallace Breeding, et al**

**Legal Description: ACCT. NO. 2083-0015-0044-005; Lots 44, 45, 46, 47, and 48, Block 15, R. J. Williams Addition, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 8, Map Records of San Patricio County, Texas**

**Bidder: Nathan West and Angela West, P.O. Box 81, Ingleside, Texas 78362**

<b>Date of Sale:</b>	<b>May 3, 2011</b>
<b>Amount Due All Entities:</b>	<b>\$6,847.03</b>
<b>Amount of Bid:</b>	<b>\$6,900.00</b>
<b>Cost of Sale:</b>	<b>\$1,453.00</b>
<b>Current Value:</b>	<b>\$10,397.00</b>
<b>% of Total Due:</b>	<b>83.13 %</b>
<b>% of Current Value:</b>	<b>66.37 %</b>

<b>Entity</b>	<b>Amount Due</b>	<b>Amount You</b>
<b>Name</b>	<b>Each Entity</b>	<b>Will Receive</b>
Ingleside ISD	\$2,301.28	\$1,830.73
San Patricio County	\$1,836.04	\$1,460.62
City of Ingleside	\$2,709.71	\$2,155.65

*Property located at 2405 Fourth Street, Ingleside, San Patricio County, Texas*

**RESOLUTION AUTHORIZING TAX RESALE**

WHEREAS, by Sheriff's Sale conducted on May 3, 2011, the property described below was struck-off to the City of Ingleside, Trustee, pursuant to a delinquent tax foreclosure decree of the 36th Judicial District Court, San Patricio County, Texas, and

WHEREAS, the sum of \$6,900.00 has been tendered by Nathan West and Angela West, P.O. Box 81, Ingleside, Texas 78362, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ingleside that its Mayor, Pete Perkins, be and he is hereby authorized to execute a tax resale deed on behalf of the city conveying to Nathan West and Angela West all of the right, title, and interest of the city, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in San Patricio County, Texas

**ACCT. NO. 2083-0015-0044-005; Lots 44, 45, 46, 47, and 48, Block 15, R. J. Williams Addition, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 8, Map Records of San Patricio County, Texas**

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Pete Perkins, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

*Suit No. S-05-1327-TX; City of Ingleside and San Patricio County vs. Wallace Breeding, et al*

[illegible]



Avenue F

Avenue G

4th Street

SITE